

**MINUTES OF A REGULAR MEETING OF  
THE BOARD OF ZONING APPEALS  
OF THE CITY OF JASPER, INDIANA AND PUBLIC HEARING  
October 1, 2014**

Chairman Jerry Uebelhor called the Regular Meeting of the Board of Zoning Appeals to order at 6:30 p.m. Secretary Dan Buck took roll call as follows:

|                               |          |   |          |
|-------------------------------|----------|---|----------|
| Jerry Uebelhor, Chairman      | -Present | Randy Mehringer   | -Present |
| Josh Gunselman, Vice Chairman | -Present | Darla Blazey Director of Community Development/Planning | -Absent  |
| Dan Buck, Secretary           | -Present | Renee Kabrick, City Attorney                            | -Present |
| Bob Cook                      | -Present |   |          |

**PLEDGE OF ALLEGIANCE**

Chairman Uebelhor led the Pledge of Allegiance.

**APPROVAL OF THE MINUTES**

Minutes of the September 3, 2014 regular meeting were reviewed. Randy Mehringer made a motion to approve the minutes as mailed. Bob Cook seconded it. Motion carried 5-0.

**STATEMENT**

Chairman Uebelhor read the following statement. "We are now ready to begin the public hearings scheduled for this evening. With respect to tonight's meeting and public hearings, we are hereby incorporating by reference into the record of tonight's meeting and public hearings, City of Jasper Ordinance Number 1993-17, entitled "Zoning Ordinance of the City of Jasper, Indiana and its jurisdictional area" and any and all amendments thereto, and the City of Jasper Comprehensive Plan. Audio and videotapes of these proceedings are also incorporated by reference into this evening's record."

**OLD BUSINESS**

**Edwin P. Pfeiffer and Bernadette M. Pfeiffer (as owners) and Kevin and Cindy Sermersheim (as petitioners) for a variance from Section 16.02.120 (Lot & Yard Requirements) (10) to allow a home site on a lot which does not front on an accepted street**

Kevin and Cindy Sermersheim were present to request a variance to place a modular home on some property located off of County Road 300N, north of the Schulte residence at 435E County Road 300N. The Sermersheims are looking to purchase the land from Ed and Bernadette Pfeiffer. The variance request is needed because the property does not have road frontage.

The public hearing was tabled last month. The Sermersheims were advised to bring back information to next month's meeting to show they would be able to legally access the land and also show documentation that they would be allowed to have a septic system installed. Attorney Kabrick explained that after review of the documents provided regarding ingress and egress, it was determined that the Sermersheims would have legal access to the proposed property.

Remonstrations were heard from property owner Mark Schulte, 435E County Road 300N, on a few issues regarding the ingress and egress and no road frontage. His main objection was regarding the possibility of allowing further development without going through the platting process.

Following much discussion, Bob Cook made a motion to close the public hearing, seconded by Secretary Dan Buck. Motion carried 5-0.

Secretary Buck made a motion to deny the variance, based on public input. Randy Mehringer seconded it. Chairman Uebelhor and Vice Chairman Gunselman were also in favor of the motion. Bob Cook voted nay. Motion carried 4-1.

## **NEW BUSINESS**

### **Petition of Ryan Keusch for a variance from Section 16.02.140 (Height Regulations) regarding height of an accessory building**

Ryan Keusch was present to request a variance to construct a garage with a height of 22 feet at his residence located at 4625 N US 231. Mr. Keusch intends to store his personal equipment inside the garage, including a backhoe and an RV. Mr. Keusch presented a sketch similar to how the building would be built.

With no remonstrators present, Vice Chairman Gunselman made a motion to close the public hearing. Randy Mehringer seconded it. Motion carried 5-0.

Vice Chairman Gunselman made a motion to grant a variance from Section 16.02.140 (Height Regulations) to construct a garage with a height not to exceed 22 feet. Randy Mehringer seconded it. Motion carried 5-0.

### **Petition of Brian J. Woebkenberg for a variance to allow an accessory building on a lot without a primary residence and a variance from Section 16.02.140 (Height Regulations) regarding height of an accessory building**

Brian Woebkenberg was present to request a variance to construct an accessory building on property located immediately west of Meridian Road and south of Highway 164. The Woebkenbergs intend to build a home on the property sometime in the near future and are requesting to live in the proposed accessory building until that time. They are also requesting a variance to construct the proposed building with a height of 34 feet. The building would measure 60ft. x 60 ft. under roof and include two 12ft. porches.

Discussion followed. With no remonstrators present, Bob Cook made a motion to close the public hearing. Vice Chairman Gunselman seconded it. Motion carried 5-0.

Bob Cook made a motion to grant a variance to allow an accessory building on said property, not to be used as a primary residence for more than four years. Secretary Buck seconded it. Motion carried 5-0.

Bob Cook made a motion to grant a variance from Section 16.02.140 (Height Regulations) to construct an accessory building with a height not to exceed 34 feet with weathervanes and cupolas. Secretary Buck seconded it. Motion carried 5-0.

### **ADJOURNMENT**

With no further discussion, Bob Cook made a motion to adjourn the meeting. It was seconded by Vice Chairman Gunselman. Motion carried 5-0, and the meeting was adjourned at 7:32 p.m.

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Jerry Uebelhor, Chairman

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Dan Buck, Secretary

Recording Secretary, Kathy Pfister